

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
MAY 11, 2005**

**CALL TO  
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Kathy Robertson, Don Hines, Kim Fleming, Gene Dziza, Frank DeKort, Jeff Larsen and Cal Scott. Tim Calaway was absent. Johna Morrison, Peggy Goodrich and BJ Grieve represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 20 people in the audience.

**PUBLIC  
REVIEW**

Hines reviewed the public hearing process for the public.

**TEXT AMEND/  
ZONING**

A request by Flathead County for a Zoning Text Amendment to the Flathead County Zoning Regulations to change the definitions of AG-40, AG-20, SAG-10 & SAG-5; and to add a supplement to back up these zones to comply with 76-2-209 (2) of the Montana Code annotated. (This item was tabled from a previous meeting.)

**MOTION**

Robertson made a motion seconded by Larsen to un-table Staff Report FZTA-05-01.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**MOTION**

Larsen made a motion seconded by Dziza to adopt Staff Report FZTA-05-01 as findings of fact and recommend approval to the County Commissioners.

**ROLL CALL**

On a roll call vote the motion failed unanimously.

**PRELIMINARY  
PLAT/  
EVERGREEN  
RAIL**

A request by Evergreen Rail Industrial Center for Preliminary Plat approval of the Amended Plat of Lot 2, Evergreen Rail Industrial Center, a one-lot split of Lot 2 on approximately 1.616 acres. This is intended for existing industrial use, utilizing Evergreen water and sewer. The property is located at 106 Cooperative Way, and can further be described as Lot 2, Evergreen Rail Industrial Center, in Section 33, Township 29 North, Range 21 West, P.M.M. Flathead County, Montana.

**STAFF REPORT**

Johna Morrison reviewed Staff Report FPP-05-22 the Board.

**MOTION**

Scott made a motion seconded by DeKort to adopt Staff Report FPP-05-22 as findings of fact with amended conditions and recommended approval to the County Commissioners.

**ROLL CALL**

On a roll call vote the motion passed unanimously.

**PRELIMINARY  
PLAT/SHILO  
SUBDIVISION**

A request by Bill and Marie Philipp for Preliminary Plat approval of the Resubdivision of Lot 5, Shilo Subdivision, a one (1) lot single-family subdivision on approximately 1.03 acres. The lot in the subdivision is proposed to have an individual water and sewer system. The property is located at 973 Rose Crossing, and can further be described as Lot 5, Shilo Subdivision in Section 22, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.

**STAFF REPORT**

Johna Morrison reviewed Staff Report FPP-05-20 the Board.

**MOTION**

Robertson made a motion seconded by Fleming to adopt Staff Report FPP-05-20 as findings of fact and recommend approval to the County Commissioners.

**ROLL CALL**

On a roll call vote the motion passed on a 7-1 vote with Larsen dissenting.

**PRELIMINARY  
PLAT/SUB #261**

A request by Michael Storfa for Preliminary Plat approval of Subdivision #261, a four (4) lot single-family residential subdivision on approximately 4.029 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off of Montford Road, south of Holt Stage, and can further be described as Tract 1FA in Section 7, Township 28 North, Range 20 West, P.M.M. Flathead County, Montana.

**STAFF REPORT**

Peggy Goodrich reviewed Staff Report FPP-05-25 the Board.

**MOTION**

Dziza made a motion seconded by Scott to adopt Staff Report FPP-05-25 as findings of fact and recommend approval to the County Commissioners.

**ROLL CALL**

On a roll call vote the motion failed on a tie vote of 4-4 with Fleming, DeKort, Dziza, and Robertson dissenting.

**MASTER PLAN  
AMENDMENT/  
EAGLE BASIN**

A request to amend the text of the Flathead County Growth Policy submitted by Thomas Peterson. Specifically the applicant is proposing to change the Master Plan from Agricultural to Rural Residential for the southern 8.763 acres of Tract 10SA. The property is located on the west side of Hanging Rock Drive between Holt Drive and MT Highway 82 in Bigfork, and can further be described as Tracts 10S and 10 SA in Section 23, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana. This item will be reviewed by the Bigfork Land Use Advisory Committee on Thursday, April 28, 2005 @ 4:00 p.m., at the Bethany Lutheran Church, 8559 Highway 35 in Bigfork, MT.

**STAFF REPORT**

Johna Morrison reviewed Staff Report FPMA-05-03 for the Board.

**MOTION**

Fleming made a motion seconded by DeKort to adopt Staff Report

FPMA-05-03 as findings of fact and recommend approval to the County Commissioners.

**ROLL CALL** On a roll call vote the motion passed unanimously.

**BOARD  
DISCUSSION** None.

**NEW BUSINESS** Peggy Goodrich addressed the Board with some of her concerns. Board members responded. **(Please refer to the DVD)**

**OLD BUSINESS** None.

**ADJOURNMENT** The meeting was adjourned at approximately 11:00 p.m. on a motion by Scott seconded by Robertson. The next meeting will be held at 6:00 p.m. on May 18, 2005.

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Don Hines, President

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Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: \_\_\_\_/\_\_\_\_/05